013.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,063,700 / 1,063,700
					USE VALUE:	1,063,700 / 1,063,700
					ASSESSED:	1,063,700 / 1,063,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALVES EDWARD & VICTORIA D
Owner 2:	
Owner 3:	
Street 1:	11 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,192 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3271 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5192.000	598,400	4,700	460,600	1,063,700
Total Card	0.119	598,400	4,700	460,600	1,063,700
Total Parcel	0.119	598,400	4,700	460,600	1,063,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.19 | /Parcel: 325.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 10062

GIS Ref

GIS Ref

Insp Date 02/07/09

!1249!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	598,500	4700	5,192.	460,600	1,063,800	1,063,800	Year End Roll	12/18/2019
2019	104	FV	438,000	4700	5,192.	489,400	932,100	932,100	Year End Roll	1/3/2019
2018	104	FV	438,000	4700	5,192.	357,000	799,700	799,700	Year End Roll	12/20/2017
2017	104	FV	410,800	4700	5,192.	310,900	726,400	726,400	Year End Roll	1/3/2017
2016	104	FV	410,800	4700	5,192.	264,800	680,300	680,300	Year End	1/4/2016
2015	104	FV	365,900	4700	5,192.	259,100	629,700	629,700	Year End Roll	12/11/2014
2014	104	FV	365,900	4700	5,192.	213,000	583,600	583,600	Year End Roll	12/16/2013
2013	104	FV	380,800	4700	5,192.	202,700	588,200	588,200		12/13/2012

PRINT

Date	Time
12/10/20	16:54:08

LAST REV

Date	Time
01/15/14	15:37:27
mmcmakin	
1249	

USER DEFINED

Prior Id # 1:	10062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERTOLAMI LENA	23664-605		9/17/1993		258,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2012	733	Redo Bat	5,000					
10/29/2010	2225	Dormers	10,500					INT FINISH OF SHED
10/4/2010	2083	Dormers	20,000					SHED DRMR SHELL/MB
7/21/2010	857	Redo Kit	19,000					
7/17/2007	581	Manual	21,000	C				REMOVE REAR PORCH/

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2011	Info Fm Prmt	BR	B Rossignol
2/7/2009	Meas/Inspect	336	PATRIOT
3/31/2000	Inspected	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5192		Sq. Ft.	Site		0	80.	1.11	1									460,609						460,600	

Total AC/HA: 0.11919 | Total SF/SM: 5192 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,609 | Spl Credit | Total: 460,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97100270
Const Adj.:	0.98990101
Adj $ / SQ:	163.403
Other Features:	132500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	735155
Depreciation:	136739
Depreciated Total:	598416

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

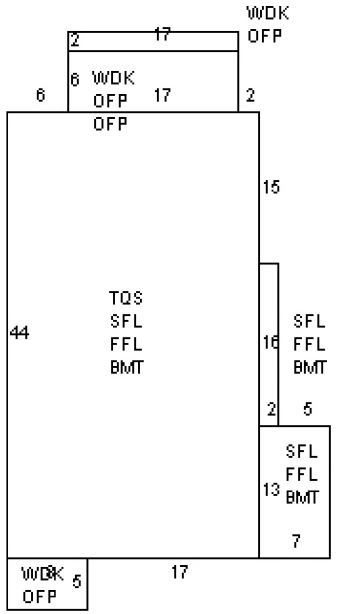
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.40
Special Features:	0	Val/Su Net:	120.94
Final Total:	598400	Val/Su SzAd	182.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,223	49.020	59,953
FFL	First Floor	1,223	163.400	199,842
SFL	Second Floor	1,223	163.400	199,842
TQS	3/4 Story	825	163.400	134,808
OFP	Open Porch	278	22.210	6,174
WDK	Deck	176	11.560	2,035

Net Sketched Area:	4,948	Total:	602,654

Size Ad	3271	Gross Are	5223	FinArea	3271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700